



TOTAL APPROX. FLOOR AREA 50.1 SQ.M. (540 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC Band C – Epc Report available on request

18 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ



**£225,000
Leasehold***

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Avonpark Village reception. Thank you.

A comfortably proportioned one bedroom Top Floor apartment with delightful valley views comprising;

- Well located Retirement Apartment
- Lounge / Dining Room
- Excellent Views Over the Valley
- Attractive Landscaped Grounds
- One Bedroom, Kitchen & Shower Room
- Shared Communal Facilities



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Entrance Hall:

Entry phone system, radiator, window & loft hatch, doors into rest of accommodation.

Lounge/Dining Room: 5.19m x 4.87m (17' x 16')

Comfortably proportioned room with delightful views over the Limpley Stoke Valley from a double glazed window. An interesting shaped room with dado rail, coving, radiator, TV/FM/telephone & power points, extensive storage cupboards under the eaves.



Kitchen: 2.86m x 2.20m (9'5 x 7'3)

Wedge shaped kitchen offering a range of eye & base level units with complementary work tops, in set stainless steel sink & drainer unit, tiled splash-backs, Ceramic hob with overhead extractor, space for Fridge Freezer & Washing machine, front aspect window and vinyl flooring.



Bedroom: 4.45m x 3.96m (14'7 x 13')

Delightful valley views, radiator, built-in double wardrobe with sliding doors, power points.

Bathroom:

Enclosed fully tiled shower cubicle, Low level WC. Pedestal wash hand basin, tiled splash-backs large built-in cupboard, extractor fan.



Additional Comments

Avonpark is a highly sought after retirement village set in approximately 15 acres of mature secluded grounds with delightful rural views over an area of outstanding natural beauty. Situated above the Limpley Stoke valley on the outskirts of the village of Winsley and approximately two miles from the charming Bradford-on-Avon and 6.2 miles from historic Bath city centre.

Avonpark Village offers a superb range of social and leisure facilities, together with support services that are tailored to your precise requirements for your present and future needs.



KEY FACTS SALES	18 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ		Created 9/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Avonpark Management Ltd (Management company).	
	Description of unit (type and beds)	1 Bedroom Top Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one person	Lease
	Tenure	Leasehold - 99 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£225,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Jul 2020 to Jun 2021	Service Charge: £6,332.60 PA for single or double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £257,723.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £100 per annum - fixed for the duration of the lease	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electric, gas, water & sewerage	Buyer introduction pack
	Council tax	Band D - £1,837.30 pa	Wiltshire Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free choice	
	Satellite/Cable TV	free choice	
Charges when leaving or selling the property	Assignment fee	10% Fixed fee does not change over time.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when RV PROPERTY HOLDINGS LTD undertake sales and marketing or sellers choice of agent	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease